

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
December 14, 2021**

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 14, 2021. Chair Ouellette called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Halpern, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members: Goracke and Homan.

Staff Present: Shawn Kaye, Associate Planner  
Elizabeth Showalter, Community Development Specialist  
Teresa Barnes, Project Engineer  
Sheila Sellman, City Planner

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**NEW BUSINESS**

Item 4.4 – Case File No. 21-0077 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from FR (Farm Residential) to DF (Development Flex) for 9.82 acres.
- 2.) Preliminary plat approval to subdivide approximately 9.82 acres into 29 lots and 2 outlots.
- 3.) Conditional use permit to allow for the construction of 29 single family homes in a DF (Development Flex) zoning district.

ALEXANDER WOODS 3<sup>RD</sup> ADDITION (CAPITAL TRUST DEVELOPMENT LLC), 1080 AND 1100 113<sup>TH</sup> AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0077 was opened at 7:30PM.

James Donald Sotanski, 1057 113<sup>th</sup> Avenue, explained he has lived in Blaine for the past 41 years and lived across the street from the proposed project. He requested further information regarding improvements planned for 113<sup>th</sup> Avenue.

Community Development Specialist, Elizabeth Showalter reported a utility project was completed by the city in 2018 and as properties in this area develop they are required to pay assessments associated with the project.

Mr. Sotanski expressed concern with the proposed ponding and requested further information on this matter.

Project Engineer, Teresa Barnes discussed the ponds that were being proposed for this project.

Mr. Sotanski reported he has been living in a construction zone for the past six years. He discussed the poor quality of an existing pond in the neighborhood and feared that the new ponding would look the same. He requested the pond in front of his home be maintained all the way to the property line. He also asked that the four or five maple trees on the boulevard be preserved.

Further discussion ensued regarding the role, function and depth of the holding ponds.

Mr. Sedanski recommended the city consider putting a moratorium on white fences in rear yards. He reported he would also like the developer to complete an environmental impact study for this project.

Scott Hoffman, Lot 2 of Alexander Woods, asked if there were any plans to retain trees, given the fact there were some large, old growth trees.

Community Development Specialist, Elizabeth Showalter reviewed the tree removal plans for the project.

Mr. Hoffman requested the city require developers to remove the brush that was piled along Able Street and 113<sup>th</sup>.

Project Engineer, Teresa Barnes reported the City would investigate this further.

The public hearing was closed at 7:47PM.

Emily Becker, M&I Homes representative, reported Phase I and Phase II Environmental Site Assessments were completed and no recognized environmental conditions were found. She noted privacy fences would be prohibited in the development.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0077A a rezoning from FR (Farm Residential) to DF (Development Flex) for 9.82 acres based on the following rationale:**

Case 21-0077A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality multi-family homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the city the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the city the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0077B a preliminary plat to subdivide approximately 9.82 acres into 29 lots and 2 outlots based on the following conditions:**

Case 21-0077B:

1. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the city prior to start of construction.
4. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
5. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
6. Development requires a National Pollutant Discharge Elimination System

7. (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. A 6-foot concrete sidewalk must be located on the east side of Street A, and the south side of 111<sup>th</sup> Lane NE, 112<sup>th</sup> Ave NE and 112<sup>th</sup> Lane NE. A 6-foot concrete sidewalk must also be constructed along the south side of 113<sup>th</sup> Avenue.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The development plan shall indicate all structures will be protected from flooding.
11. CCWD permits are required prior to city approval of construction plans and specifications.
12. As-built surveys are required to verify structure elevations, custom grading requirements, and final lot grading elevations.
13. Park dedication is required for the 29 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$129,021 if paid in 2022. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
14. Developer is required to pay the sanitary sewer connection charges for each of the existing lots that are part of the proposed development. This charge must be paid prior to releasing the plat mylars for recording at Anoka County.
15. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
16. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
17. All development signage require separate review.

18. Each lot shall contain two front yard trees and one rear yard tree. Two of the trees must be 2.5 caliper inch overstory trees and the third tree may be a 2.5 caliper inch overstory tree or a 6 foot tall conifer tree. Corner lots require a fourth tree to be located in the corner side yard.
19. The existing homes must be demolished prior to release of the mylars for recording. Demolition permits are required.
20. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0077C a conditional use permit to allow for the construction of 29 single family homes in a DF (Development Flex) zoning district based on the following conditions:**

Case 21-0077C:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.11. of the Zoning Code.

Standards

1. Front yard setback - 25 feet

2. Side yard setback - 7.5 feet
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,300 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain two front yard trees and one rear yard tree. Two of the trees must be 2.5 caliper inch overstory trees and the third tree may be a 2.5

caliper inch overstory tree or a 6 foot tall conifer tree. Corner lots require a fourth tree to be located in the corner side yard.

14. Developer to execute and record, where deemed appropriate by the city engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
15. All development entrance signage by separate permit review.

**Motion seconded by Commissioner Villella. The motion passed 5-0.**

Chair Ouellette noted this would be on the agenda of the January 3, 2022 city council meeting.